



# NOTICE OF PUBLIC HEARING

## Brownstone Text and Comprehensive Plan Amendment and Zone Change

**\* CORRECTION**

DECEMBER 18, 2013  
7PM

**Public Notice** is hereby given that the **City of Sherwood Planning Commission** will conduct a public hearing on **Wednesday, December 18, 2013 at 7:00 PM** at the Sherwood City Hall, Community Room, 22560 SW Pine St, Sherwood, Oregon, on the following land use matter:

**Proposal:** The applicant is requesting a zone change from General Commercial to High Density Residential for the subject property (SEE OTHER SIDE). The applicant is also requesting a text amendment to the Sherwood Zoning and Development Code to change the Planned Unit Development standards to remove the requirement for a minimum lot size of 5,000 square feet for residential development that are within a Planned Unit Development.

**Case File No.:** PA 13-02

**Tax Map/Lot:** 2S130 CD 13400

**Applicant:** Brownstone Real Estate  
Group  
P.O. Box 2375  
Lake Oswego, OR  
  
Contact: Randy Myers  
503-358-4460

**General Location:** North of SW Meinecke  
Parkway and east of SW Cedar  
Brook Way and just northwest  
of Highway 99W

**Staff Contact:** Michelle Miller, AICP Senior Planner 503-625-4242, [millerm@sherwoodoregon.gov](mailto:millerm@sherwoodoregon.gov)

**Find out about the project:**

The application materials are available on the City's web site at:

<http://www.sherwoodoregon.gov/planning/project/brownstone-text-amendment-and-zone-change>

**Hearing Process:** This is a legislative land use action; therefore the decision will be made by the City Council after a public hearing and recommendation from the Planning Commission. This Planning Commission hearing is your first opportunity to provide official comments on the proposed plan and amendments.

Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. The City Planning Staff report on this

matter will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call Michelle Miller at (503) 625-4242.

**The following chapters of the Sherwood Zoning and Community Development Code, the regional state and local plans and regulations and the corresponding approval criteria are applicable to this proposal:**

§16.12 (Residential Land Uses), § 16.22 (Commercial Land Uses), § 16.40 (Planned Unit Development), § 16.80 (Plan Amendments), Comprehensive Plan Criteria: Chapter 2- Planning Process, Chapter 3-Growth Management, Chapter 4- Land Use, Chapter 5- Environmental Resources, Chapter 6-Transportation, Chapter 7-Community Facilities and Services, Metro Urban Growth Management Functional Plan: Title 1. Housing Capacity, Title 3. Water Quality and Flood Management, Title 4. Industrial and Other Employment Areas, Title 6. Centers, Corridors, Station Communities and Main Streets. Metro 2035 Regional Transportation Plan Oregon Transportation Planning Rule: (OAR 660-012-0060), Statewide Planning Goals: Goal 1- Citizen Involvement, Goal 2- Land Use Planning. Goal 5-Open Space, Scenic and Historic Areas, and Natural Resources, Goal 9-Economic Development, Goal10-Housing, Goal 11-Public Facilities and Services, Goal 12-Transportation

**Provide your comments in writing or at the hearing:**

Anyone may testify at the hearing verbally or in writing. Oral and written public testimony regarding this matter will be accepted at the hearing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

Public testimony should be limited to the findings of fact in the Staff Report, the above criteria or other City or State applicable land use standards. **Only those persons who submit written comments or appear in person before the Hearing Authority may appeal the decision.** Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal, on said issue, to the Appeal Authority or State Land Use Board of Appeals (LUBA).

**Notice to mortgagee, lien holder, vendor or seller:** The City of Sherwood requests that you promptly forward this notice to the purchaser if this notice is received.

### **Project Proposal Information**



**NOTE:** For comments to be addressed in the staff report please, submit comments no later than **December 10, 2013** to **Michelle Miller, Senior Planner**, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

**\*\*\*December 18<sup>th</sup> is a Wednesday, not Tuesday.**